

9/18/2026 3:22 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547064

Doc Stamp-Deed: \$0.70

Prepared by and return to:
Jerome S. Levin, Esq.
Levin Law, LC
1432 First Street
Sarasota, FL 34236
File Number: 1460.001

Enhanced Life Estate Deed

THIS ENHANCED LIFE ESTATE DEED made the 18th day of September, 2026 between

Michael J. Poritz and Jacqueline A. Poritz, husband and wife, whose post office address is 431 Wingfield Drive, Sarasota, FL 34237, hereinafter called the Grantor and

Michael J. Poritz and Jacqueline A. Poritz, husband and wife, as Grantee, whose post office address is 431 Wingfield Drive, Sarasota, FL 34237 for a life estate, without any liability for waste, upon the terms and conditions set forth herein below, and upon the death of the last of the life tenants, the remainder if any to Jonathan Poritz and Marisela Fernandez Morffe, husband and wife, whose post office address is 431 Wingfield Drive, Sarasota, FL 34237, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assignee of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof acknowledged, hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the grantees, all that certain land situate in Sarasota County, Florida, viz:

Lot 124, Payne Park Village, Phase I, according to the map or plat thereof as recorded in Plat Book 52, Page(s) 221 through 227, inclusive, of the Public Records of Sarasota County, Florida.

PIN 2029140145
431 Wingfield Dr., Sarasota, FL 34237

Subject to Restrictions, reservations and easements of record. Subject to taxes for the year 2026, And subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever, subject to the life estate reserved herein.

Grantors reserve unto themselves for and during their lifetime, the exclusive possession, use and enjoyment of the property described herein. Grantor further reserves unto themselves, for and during their lifetime without joinder of the remaindermen, full power, authority and the right to sell, lease, convey, reconvey, encumber by mortgage, pledge, lien or otherwise manage and dispose, in whole or in part, or grant any interest therein, the aforesaid property by gift, sale or otherwise, so as to terminate the interest of the Grantee, as Grantors in their sole discretion shall decide, except Grantors may not dispose of said property by devise upon his/her death. Grantors further reserve unto themselves the right to retain absolutely the rents, profits and all proceeds derived from the property described herein, and the right to cancel this deed by further conveyance which may destroy any and all rights which the Grantee may possess under this deed. Grantee shall hold a remainder interest in the property described herein and upon the death of all Grantors, if the property described herein has not been previously disposed of prior to

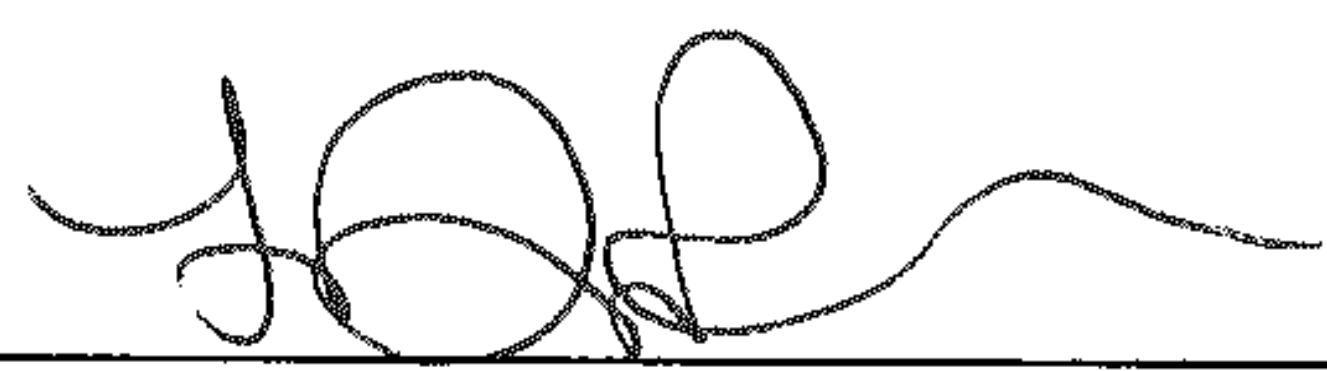
the death of the Grantors, all right and title the property remaining shall fully vest in Grantee, subject to such liens and encumbrances existing at that time.

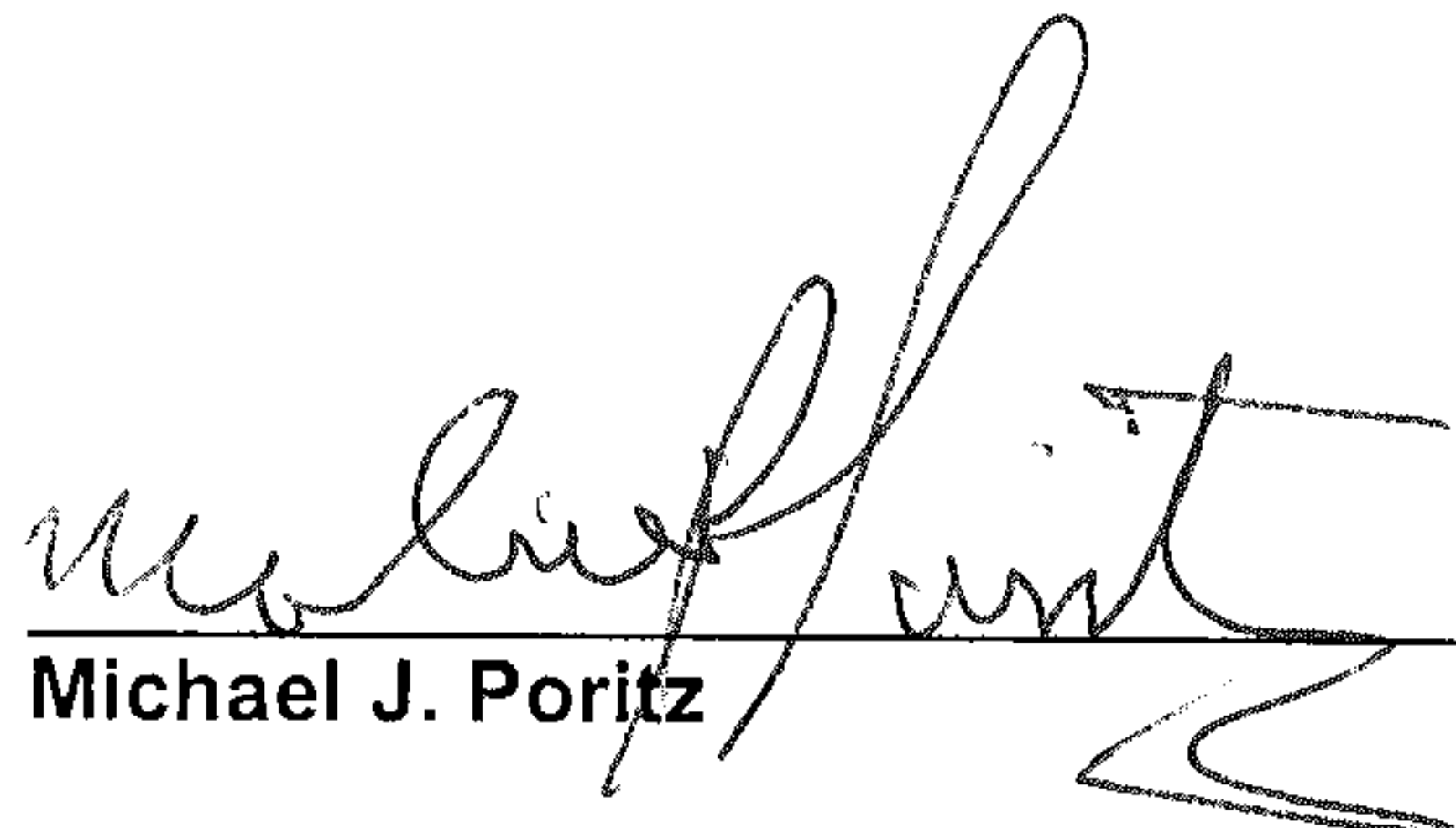
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

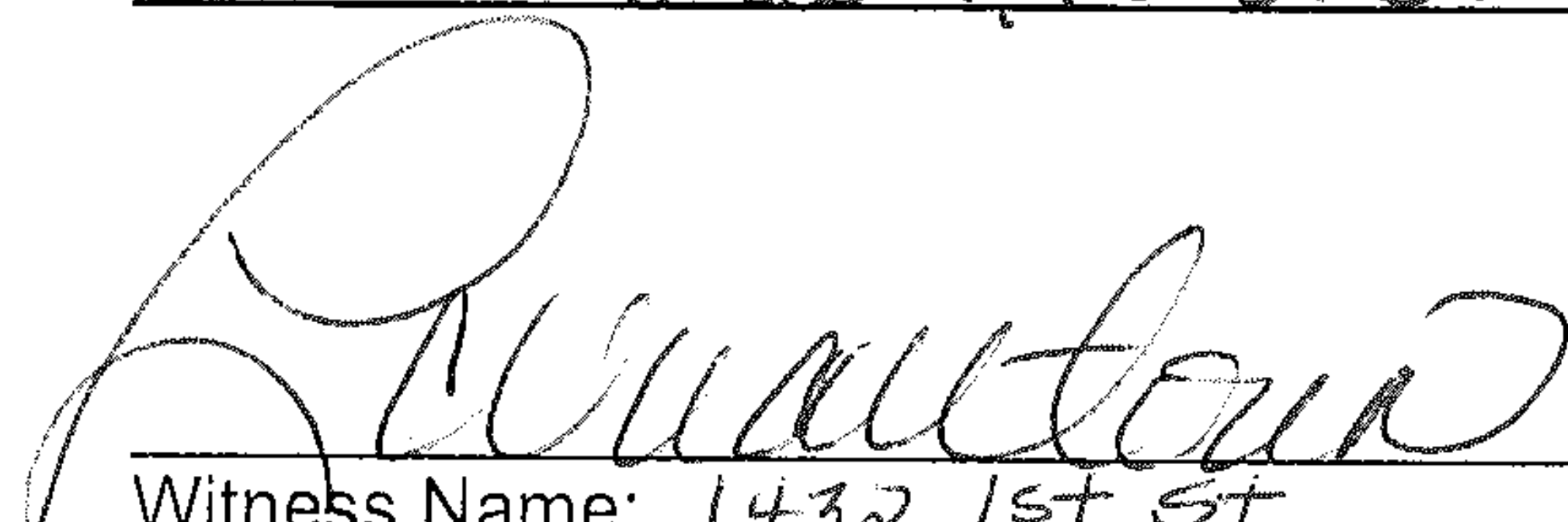
NOTE TO PROPERTY APPRAISER: The Grantee, confirms that under the terms of the life estate, they have reserved unto themselves a beneficial interest for life and is entitled to the homestead tax exemption pursuant to the provisions of Florida Statutes 196.031 and 196.041.

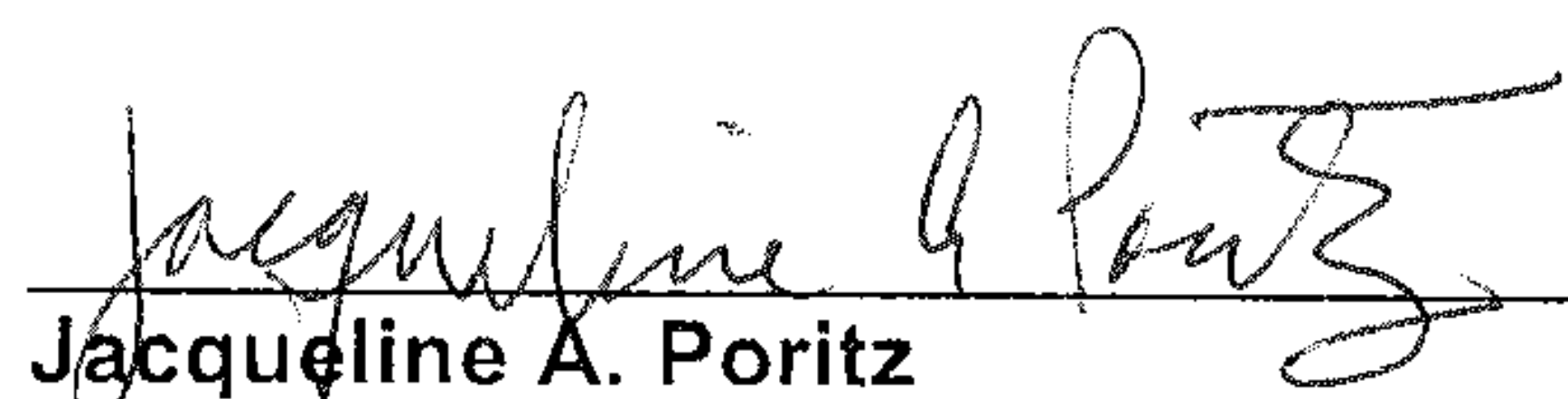
Signed, sealed and delivered in our presence:

Witnesses as to both:


Witness Name: Felicia DeRowe
Witness Address: 1432 First St.
Sarasota, FL 34236

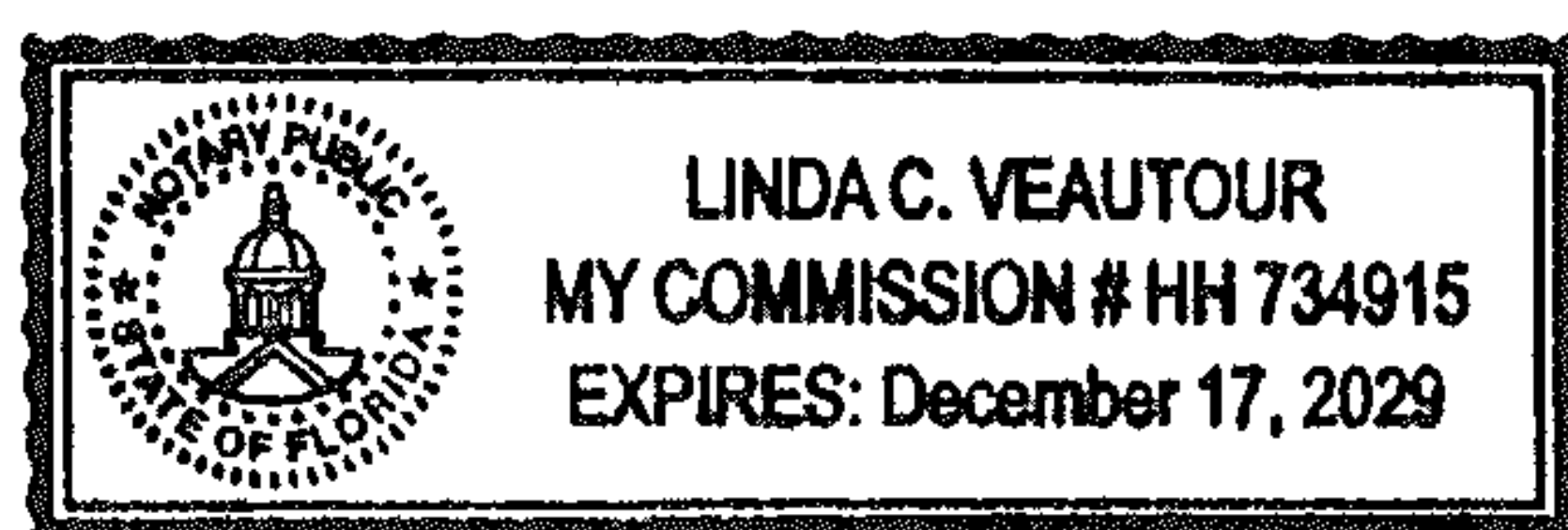

Michael J. Poritz

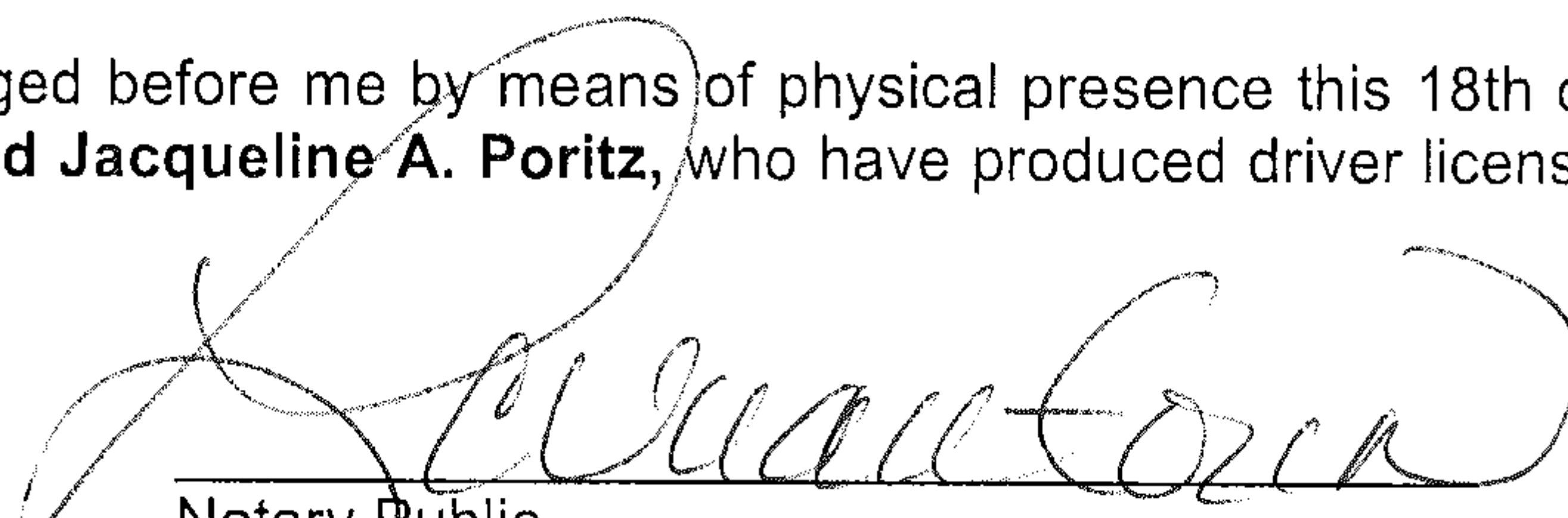

Witness Name: 1432 1st St
Witness Address: Sarasota FL 34236
Linda C. Veautour


Jacqueline A. Poritz

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence this 18th day of September, 2026 by **Michael J. Poritz** and **Jacqueline A. Poritz**, who have produced driver licenses as identification.




Notary Public